AGENDA FOR TIF PUBLIC HEARING
REGARDING A PROPOSED REDEVELOPMENT AGREEMENT AND THE
SALE OR REDEVELOPMENT OF CERTAIN VILLAGE-OWNED PROPERTIES COMMONLY KNOWN
8300, 8306, 8308 AND 8310 W. CENTER AVENUE, 2738 AND 2743 N. MARWOOD STREET, 2748
N. BUDD STREET, AND ALL OF THE ALLEY RIGHT-OF-WAY LYING BETWEEN 2801 N. THATCHER
AVENUE AND 8310 W. CENTER AVENUE, TO MB THATCHER LLC FOR THE CONSTRUCTION OF A
THIRTY-TWO (32) UNIT RESIDENTIAL BUILDING, A TWENTY-THREE HUNDRED (2,300) SQUARE
FOOT RESTAURANT, FOUR (4) TWELVE (12) UNIT RESIDENTIAL BUILDINGS, RELATED PARKING
AND OTHER PUBLIC IMPROVEMENTS, LOCATED AT 2801 THATCHER, RIVER GROVE, ILLINOIS,
WITHIN THE GRAND THATCHER REDEVELOPMENT PROJECT AREA TAX INCREMENT
FINANCING DISTRICT

PUBLIC HEARING LOCATION:
VILLAGE OF RIVER GROVE COMMUNITY CENTER
2607 THATCHER AVENUE, RIVER GROVE, IL 60171

DATE & TIME:
THURSDAY, MAY 7, 2020 AT 6:30 P.M.

Prior to and at the Thursday, May 7, 2020 Public Hearing, all interested persons may
file with the Village Clerk written comments and may be heard orally with respect to any
issues regarding the proposed Redevelopment Agreement. Written comments are
invited and may be sent in advance of the Public Hearing to the River Grove Village
Clerk, 2621 Thatcher Ave, River Grove, Illinois 60171, or by email to
publiccomment@rivergroveil.gov.

SPECIAL TEMPORARY PROCEDURES DUE TO COVID-19 PANDEMIC. Due to the
COVID-19 pandemic and if the Governor's Executive Stay-At-Home Order remains in
effect, all interested parties are encouraged to stay-at-home and call in if interested in
listening to the Public Hearing via telephone. Interested parties attending the Public
Hearing remotely will be allowed to make public comment during the public comment
section of the Public Hearing, and any individual may email any public comments to
publiccomment@rivergroveil.gov. Emails received by 5:30 p.m. the night of this Public
Hearing will be read or summarized during the public comment session. The call-in
telephone number to listen to the Public Hearing is 1-877-304-9269, after which you will
need to enter passcode 5997154 to gain audio entry into the Public Hearing to listen to
the proceedings. During the public comment portion of the meeting, please dial 1-708-
779-8012 to provide your questions or comments. At the physical location of the Public
Hearing, note that there will be a limitation on the number of people that will be allowed
into the Community Center, in order to maintain compliance with the Governor's
Executive Order in place at that time with regard to the maximum amount of individuals
that may gather in a single location. Others will be required to wait outside and maintain
social distancing.
AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC HEARING
   1) Presentation by Developer (MB Thatcher LLC)
   2) Overview of the Redevelopment Terms by Village Attorney and Village Engineer
   3) Comments and Recommendations by Village Staff
   4) Questions and Discussion by Village Board Members
   5) Questions/Comments by Public
   6) Final Statement by Developer
   7) Discussion of Alternate Development Proposals for the Subject Properties
      Submitted by Other Interested Parties, if any
   8) Recommendation by Village Board Members
   9) Close Public Hearing

D. ADJOURNMENT